

May 5<sup>th</sup>, 2014

Barry Wood

Director Assessment Division

Department of Local Government Finance

Indiana Government Center North

100 North Senate Avenue N1058 (B)

Indianapolis, IN 46204

Dear Barry,

We have completed the sales ratio study for the 2014 Spencer County Trending. All sales deemed as valid were used including multi-parcel sales and land sales that have since been improved. The time frame analyzed was 1/1/2013 - 3/1/2014.

**Residential and Ag Homesites**

All townships were combined into a County Wide “Res Vacant” portion of the ratio study due to an insufficient number of valid land sales within any individual township.

Three townships saw an increase of more than 10% to the “Res Vacant” value. Those three townships are Huff, Luce, and Jackson. Below you will find the reasons for these increases.

**Huff Township Res Vacant**

The following parcels were changed from agricultural to residential vacant:

74-09-02-300-015.001-013

74-09-02-300-015.003-013

74-09-19-300-016.000-013

74-09-11-200-016.000-013

74-06-34-400-019.002-013

74-06-31-300-016.000-013

74-09-18-400-019.000-013

74-09-18-400-015.000-013

74-09-19-100-009.000-013

### **Luce Township Res Vacant**

Part of Neighborhood 8034 was combined to Neighborhood 8049. Neighborhood 8049 is the neighborhood for river camps, which have been selling at high values for the last 2 to 3 years. The neighborhood was expanded due to similar land in Neighborhood 8034 selling for approximately the same value. The rate was adjusted to reflect the current market condition of the Spencer County River Camps.

### **Jackson Township Res Vacant**

The land rate for larger tracts of land was adjusted due to sales within the market. Neighborhood 9701 had sales that showed the current land values were below market value. The rates for vacant land were increased to better reflect market value.

### **Residential Improved**

We grouped the following townships together for the “Residential Improved” Analysis:

Carter

Clay

Grass

Jackson

Hammond

Harrison

Huff

Luce

Ohio

These townships were grouped together because they share similar economic factors and locations.

One township saw an increase of more than 10% to the “Residential Improved”.

### **Jackson Township Res Improved**

As previously stated, the residential land rates for Jackson Township were adjusted to market levels. This change in land also accounts for part of the increase to the Residential Improved properties. Also, several properties were changed from Agricultural to Residential pricing due to lack of evidence of agricultural use.

Those parcels are:

74-09-10-200-001.002-013

74-06-21-300-021.001-013

74-09-18-400-020.001-013

74-06-23-100-013.001-013

74-09-10-200-006.000-013

74-09-18-100-006.000-013

74-09-10-200-001.004-013

74-09-19-200-001.000-013

74-09-18-400-016.001-013

### **Commercial and Industrial Vacant Land**

Clay Township saw an increase of more than 10% to “commercial vacant” and “industrial vacant”.

#### **Clay Township Commercial Vacant**

One parcel was switched from residential vacant to commercial vacant. That parcel is:

74-05-01-200-001.000-005

One parcel was adjusted in use type for consistency with similar surrounding parcels. That parcel is:

74-05-01-204-002.000-005

#### **Clay Township Industrial Vacant**

One parcel was adjusted to reflect more usable land than had previously been allocated. That parcel is:

74-05-03-300-012.000-005

### **Commercial and Industrial Improved**

We grouped all of the Commercial and Industrial properties together for analysis. The construction types and sizes for Commercial and Industrial properties are very similar, so these two categories were grouped together when developing trending factors. Trending factors were added to help bring the median ratios closer to 1.00, if they were needed at all.

#### **Ohio Township Industrial Improved**

Three parcels caused an increase of more than 10% for “Industrial Improved” in Ohio Township. One parcel had a large Industrial addition. That parcel is:

74-15-32-400-021.001-017

One parcel had three Industrial-size Grain Bins added. That parcel is:

74-15-23-500-008.001-017

One parcel had a large Industrial addition and new parking lot. That parcel is:

74-15-32-300-011.001-017

### **Luce Township Commercial Improved**

One parcel caused the Luce Township Commercial Improved to increase by more than 10%. This parcel had a new commercial structure added. This parcel is:

74-14-19-200-017.001-016

### **Summary**

Almost all of our neighborhoods that had a representative number of sales fell within acceptable range and if they did not, we applied a factor to get them to meet IAAO standards. Any areas that did not have a fair representation of sales were combined with an adjoining area of similar economic factors. This helped us to determine that we did have some movement in the marketplace.

Sincerely,

Sara Arnold  
Spencer County Assessor

